

**CITY OF KINGMAN  
PLANNING AND ZONING COMMISSION  
Council Chambers  
310 N. 4<sup>th</sup> Street  
Kingman, Arizona  
Minutes**

**6:00 P.M.**

**Tuesday August 9, 2016**

<b>Members Present:</b>	<b>Staff Present:</b>	<b>Visitors Signing In:</b>
Allen Mossberg, Commission Chair	Gary Jeppson, Development Services Director	See attached list
Mike Blair, Commission Vice-Chair	Sylvia Shaffer, Planner	
Mark Bailey, Commission Member	Rich Ruggles, Principal Planner	
Gary Fredrickson, Commission Member	Sandi Fellows, Recording Secretary	
Vickie Kress, Commission Member		
Dustin Lewis, Commission Member		
Thomas Schulte, Commission Member		
<b>Council Liaison Present:</b>		
Stuart Yocum, Council Member		

**REGULAR MEETING MINUTES**

**CALL TO ORDER & ROLL CALL**

Chair Mossberg called the meeting to order at 6:00:03 P.M. The Pledge of Allegiance was led by Commissioner Fredrickson and recited in unison. The Recording Secretary called the roll. All Commission members were present.

**A. APPROVAL OF MINUTES:** The Special Workshop Minutes of June 28, 2016, and the Regular Meeting Minutes of July 12, 2016.

Vice-Chair Blair made a MOTION to APPROVE the Special Workshop Minutes of June 28, 2016, and the Regular Meeting Minutes of July 12, 2016 as written. The MOTION was SECONDED by Commissioner Lewis and the MOTION CARRIED with UNANIMOUS (7-0) APPROVAL.

**B. CALL TO THE PUBLIC:**

There were no comments.

**C. PAST COUNCIL ACTION:**

- 1. ABANDONMENT CASE AB16-002:** A request from UNS Electric, applicant and adjoining property owner, for approval of the vacation (abandonment) of a portion of a 50-foot wide right-of-way dedicated with Kingman Country Club Addition Unit No. 1. The portion of right-of-way, Simon Avenue, is located east of N. Fairfax Avenue, south of Berk Avenue, and north of

Interstate 40. The applicant has also requested that a property swap occur in lieu of payment for the abandoned portion of Simon Avenue.

Development Services Director Gary Jeppson addressed the Commission reporting that the City Council did approve the request from UniSource Electric to abandon the right-of-way on Simon Avenue.

2. **ZONING ORDINANCE TEXT AMENDMENT CASE ZO16-003:** A city initiated request to consider a text amendment to Sections 14.000, 15.000, 22.000 and 35.000 of the Zoning Ordinance of the City of Kingman. The proposed text change, if approved, would bring the Zoning Ordinance into agreement with Section 1-12 of the City's Streets and Sidewalks Development Rules and Regulations with regard to driveway widths and locations.

Mr. Jeppson reported that Council also approved the Text Amendment aligning driveway widths and locations with the City's Streets and Sidewalks Development Regulations.

#### **D. NEW BUSINESS:**

1. **ABANDONMENT CASE AB16-0005:** A request from KOR Development, LLC, applicant and property owner, for approval of the extinguishment (abandonment) of a portion of the 50-foot wide Hackberry Water Line right-of-way. The portion of the right-of-way subject to extinguishment is located south of Sycamore Avenue and east of N. Harvard Street at 626 Sycamore Avenue. The property is further described as a Portion of the SE ¼, Section 19, T.21N., R.16W. of the G&SRM, Mohave County, Arizona.

Gary Jeppson addressed the Commission stating that this was a public hearing regarding the abandonment of a portion of the Hackberry Water Line right-of-way. The water line extended from the water tanks on Anson Smith Road to the Kingman airport at one time. Mr. Jeppson noted that the right-of-way is not in use and portions of it have been abandoned in other areas of the City.

Mr. Jeppson went on to state that staff is recommending tabling action on the request for abandonment of the Hackberry Water Line right-of-way until a property value for the parcel can be determined and agreed upon. The possibility of exchanging land for drainage purposes is also a consideration.

Chair Mossberg opened the public hearing. There were no comments from the public. The public hearing was closed.

Vice-Chair Blair made a MOTION to table the abandonment request as recommended by staff. Commissioner Schulte SECONDED the motion, and the MOTION CARRIED with UNANIMOUS (7-0) approval.

2. **SUBDIVISION CASE SB16-0002:** A request from Bull Mountain Engineering, applicant, and Mohave Land Holdings, LLC, property owner, for approval of a Preliminary Plat for Southern Vista V, Tract 6048. The proposed preliminary plat has eight phases and includes 275 residential lots on property zoned R-1-6: Residential Single Family, 6,000 square foot lot minimum, R-1-8: Residential Single Family, 8,000 square foot lot minimum, and R-1-20: Residential Single Family, 20,000 square foot lot minimum. The subject property is approximately 72 acres and is located south of Karen Avenue, north of Whitehead Avenue and east of N. Central Street. The property is further described as Parcels 3 and 4, Whitehead Tract 1923, Section 20, T.21N., R.16W of the G&SRM, Mohave County, Arizona.

Planner Sylvia Shaffer addressed the Commission stating that this was a request for approval of a Preliminary Plat for Southern Vista V, Tract 6048. Ms. Shaffer stated that the proposal is to subdivide 72 acres into 275 residential lots. The property is located south of Karen Avenue, along the north side of Whitehead Avenue and along the east side of N. Central Street.

Ms. Shaffer noted that the proposed preliminary plat is a modified version of the previously approved subdivision on the subject site, Southern Vista IV, Tract 6023. Tract 6023 had three approved phases and Tract 6048 will have eight phases. Also, some lot dimensions were modified in Phases G and H of Tract 6048.

Ms. Shaffer stated that the property lies within Flood Zone “X”, determined to be outside of 0.2 percent annual chance flood plain. Ms. Shaffer acknowledged that there was significant drainage throughout the site, and noted that nine drainage parcels are proposed to be dedicated to the City for drainage control. The entire subdivision will be served by City water and sewer with eight-inch water and sewer lines.

The proposed subdivision will include four new 50-foot wide subdivision streets with roll curb and sidewalk; Amanda, Brenda, Cherri, and Tiffany Avenues. At build-out the potential increase of average trips per day is expected to be 2,632.

The site has been posted and a public notice ran in the Kingman Daily Miner on July 24, 2016. Staff has received two letters of concern from surrounding property owners, who are against the proposal.

City Fire Department, Building Department, Surveyor Department and Public Works Department have no issues with the proposed request. The City Engineering Department had three conditions that staff has included with the recommendation.

Based on the standards for review, findings of fact, and conclusions contained in the report, staff is recommending that the preliminary plat for Southern Vista V, Tract 6048 be approved with the following conditions:

- a) The subdivision assurances for the completion of Phases A and C shall include the adjacent half street improvements for North Central Street.
- b) Temporary improvements shall be installed with Phases A and C that connect to North Central Street. These improvements shall include an asphalt connection with returns that will accommodate all turning movements in and out of each phase. The temporary improvements are to be removed with the construction of Central Street.
- c) No further development will be permitted to occur beyond Phase D without the required North Central Street improvements being complete to Whitehead Avenue.

Commissioner Fredrickson stated that there is a dirt road between Karen and Whitehead, which continues to Hualapai Mountain Road and Southern. He asked if there were any plans to put stop signs along that stretch of road.

Doug Angle of Mohave Land Holdings, LLC, property owner, addressed the Commission and stated that the City is who would be responsible for the erection of the stop signs on the roads. Mr. Angle acknowledged that they would do whatever they were directed to do.

Commissioner Schulte asked if there had been any discussion of creating City parks with the nine drainage parcels proposed for the development. Mr. Jeppson stated that there had been no discussion regarding parks on the areas intended for drainage.

Commissioner Lewis asked about the difference of lot size between Tract 6023 and Tract 6048. Mr. Angle stated that the lot size had for the most part, remained the same, although some lots had been eliminated to accommodate the drainage. Mr. Angle stated that it was not feasible for them to develop the entire property in three phases. The new proposal will be completed in eight phases, and is expected to be a ten year project. Mr. Angle went on to state that they planned to complete one street per year, if the economy permits.

Chair Mossberg opened the public hearing.

Kingman resident Beverly Schoenfuss addressed the Commission and stated that there used to be four red reflective lights at the end of Yavapai Drive. She stated that all but one have been knocked down, because people drive so fast down the dirt roads, which also cause a lot of dust. Ms. Schoenfuss requested that a stop sign or barricades be installed to help with the problem. She went on to state that none of the proposed drainage lots in the new subdivision line up with where the water actually flows.

Ms. Schoenfuss stated that she submitted a letter regarding her concerns to the Planning and Zoning Department, and was asked if the letter could be shared with the public, which Ms. Schoenfuss agreed to. Ms. Schoenfuss said that she was surprised when Mr. Angle showed up

at her door shortly afterward and told her that the subdivision had been through the approval phase, and could not be redesigned.

Ms. Schoenfuss went on to state that all of the mailboxes for the neighborhood are located on Central Street, which is a two-lane road. She said that people stop on Central Avenue to collect their mail, causing other vehicles to swerve to avoid hitting them. She noted that there needed to be a turn-out.

Sylvia Shaffer addressed the Commission and stated that she had contacted the local U.S. Postal Service Office regarding the criteria with the number of cluster boxes permitted. She stated that the mailboxes on Central were not affiliated with Mr. Angle, but where any new mail boxes would be located would be decided by the Postal Service and the developer.

Ms. Schoenfuss went on to state that Angle Homes is currently building three homes nearby her home, and there is construction trash scattered all through the desert. Mr. Jeppson acknowledged that the building inspectors should be making certain that there are adequate trash containers on all construction sites and that all construction debris is being contained.

Kingman resident Jim Aulby addressed the Commission stating that he lived across from the proposed subdivision. He stated that he had the same concerns that Ms. Schoenfuss had expressed. One of his main concerns was the increased traffic the new development would bring, and he hoped that there were plans to do a traffic study for the area. Mr. Aulby further stated that 275 homes was a lot of homes in such a small area. He noted that there were twelve homes on Whitehead, and Mr. Angle had proposed sixteen homes on the other side of the street. Mr. Aulby stated that there were two drainage easements on their side of the street, and there should be the same easements for the new subdivision. Mr. Aulby went on to state that there already is a lot of construction debris from builders in the vicinity. He said that Longs Construction was the only builder that they had seen who kept their construction site clean.

Doug Angle addressed the Commission saying that he apologizes if Ms. Schoenfuss was offended when he went by her home. Mr. Angle stated that he wanted to speak with her directly to address her concerns. Mr. Angle noted that he just wanted to explain his position although he was not certain if anything had been resolved at that time. He pointed out that the subdivision had been approved once before and this new proposed subdivision had fewer lots. He noted that there had not been a requirement for a traffic study for the previous subdivision, and there would be less traffic in the new subdivision. Mr. Angle went on to state that the number of lots on Whitehead was in accordance with the R-1-6 Zoning District.

Commissioner Kress asked if there were covers for the dumpsters at construction sites. Mr. Angle stated that they were not covered, but there was an employee who swept and cleaned

up each jobsite every day. He went on to state that they try to keep the debris contained, but it was a constant battle with the wind.

Kingman resident Paul Lang addressed the Commission and stated that his main concern was the mailboxes on Central Street. He acknowledged that there were a lot of older folks that received their mail on Central, and many had trouble getting around. He suggested moving the mailboxes to a less busy street, perhaps by a retention pond, so cars could pull further off of the road.

Chair Mossberg suggested that residents in the area could send a letter to the Post Office, outlining their concerns, and proposals for a new location.

Chair Mossberg closed the public hearing.

Commissioner Lewis stated that this subdivision has been approved in the past, and the new proposal has less density. He stated that the potential of an added 2,632 trips per day in the neighborhood does seem extreme, but the development was to be done in eight phases throughout a ten-year period. Commissioner Lewis stated that the proposal appears to conform to the General Plan.

Vice-Chair Blair made a MOTION to recommend approval of SB16-0002 with conditions one through three as proposed by staff. The motion was SECONDED by Commissioner Schulte, and the MOTION CARRIED with UNANIMOUS (7-0) APPROVAL.

3. **DISCUSSION AND CONSIDERATION OF PROHIBITING RECREATIONAL VEHICLES FROM PARKING ON PUBLIC STREETS FOR EXTENDED PERIODS:** Commissioner Fredrickson requested this item concerning the parking of recreational vehicles on public streets be placed on the agenda.

Gary Jeppson addressed the Commission stating that Commissioner Fredrickson had requested this item to be on the Agenda. He stated that the City does not allow recreational vehicles to be parked in front yards. Mr. Jeppson went on to state that the code provision is not enforced because the alternative is to have recreational vehicles parked on the public streets.

Mr. Jeppson acknowledged that the City would need to amend subsection 26.830 or adopt a Municipal Code provision prohibiting the parking of recreational vehicles for more than two or three consecutive days with a specified time gap between two or three day parking allowances. He noted that a Municipal Code amendment is not a matter that the Planning and Zoning Commission can initiate, as the regulation of public street uses is not a zoning ordinance matter.

Commissioners discussed the item. No motions were made.

- E. COMMISSIONERS COMMENTS:** Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

Vice-Chair Blair and Commissioners Kress, Lewis and Fredrickson noted that they will not be able to attend the Planning and Zoning Commission meeting scheduled for September 13, 2016.

Chair Mossberg acknowledged that there has been a lot of interest in ‘tiny homes’ recently. He noted that the homes are 300 square feet or less and sometimes grouped together in a ‘mini-home park’. He requested staff consider the possibility of adding this new type of dwelling to the General Plan in the future.

Vice-Chair Blair made a MOTION to adjourn. The motion was SECONDED by Commissioner Kress and carried with UNANIMOUS (7-0) APPROVAL. Chair Mossberg declared the meeting adjourned at 6:59:13 P.M.

**ADJOURNMENT 6:59:13 PM**

ATTEST:

APPROVED:

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Sandi Fellows  
Recording Secretary

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Gary Jeppson  
Development Services Director

STATE OF ARIZONA)  
COUNTY OF MOHAVE)ss:  
CITY OF KINGMAN)

**CERTIFICATE OF PLANNING AND ZONING COMMISSION MINUTES:**

I, Sandi Fellows, Planning and Zoning Administrative Assistant and Recording Secretary of the City of Kingman, Arizona, hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the Planning and Zoning Commission of the City of Kingman held on August 9, 2016.

October 11, 2016